

Ostend Road Walcott

Dear Walcott Parish Council

Flagship Homes is progressing with a development for 23 new affordable homes, that will include onsite car parking and private gardens, as well as public open space. The Northern and Southern boundaries are bordered with hedgerow which acts as a natural screen between the existing homes and proposed affordable homes.

About the development

1. The proposed development of 23 new affordable homes, is an increase of 5 homes, compared to the original scheme which was approved by NNDC in February 2022. The site area will not alter compared to the permitted scheme (NNDC reference number: PF/20/1582).

2. Ostend Road was considered inadequate to provide safe access to the site due to its restricted width. The proposal includes widening this carriageway at 4.8m to improve visibility at the Northern site entrance and the southern stretch of road. The proposed development also offers a passing place for traffic.
3. The northern access of the site proposes a 1.8m wide footway parallel to the widened carriageway. This continues to the bus stop and serves as a footway connecting the proposed homes to Ostend Road.
4. The proposed landscaping and tree planting supports biodiversity and flood risk management as well as creating an attractive development within the existing landscape.

Proposed street scene elevations, South Section (highlighted in blue on proposed site plan on page 2)



Former approved (Feb 2022) site plan, 18 units



- Unit Type A: 2B4P 2 storey house. GIA: 88m²
- Unit Type B: 3B5P 2 storey house. GIA: 98m²
- Unit Type C: 1B2P flat. GIA: 50m²
- Unit Type D: 4B7P 2 storey house. GIA: 240m²
- Unit Type E: 4B7P 2 storey house. GIA: 240m²
- Application Site Boundary
- Plot Boundary

NNDC Reference
19114-3-002-p4

Current proposed site plan, 23 units



Accommodation Schedule

Affordable:

1 Bed, 2 Persons (Flat) - 8 Units
Plots 6-13

1 Bed, 2 Persons (Bungalow) - 2 Units
Plots 5, 14

2 Bed, 4 Persons (House) - 8 Units
Plots 1-4, 15-18

3 Bed, 5 Persons (House) - 4 Units
Plots 20-23

3 Bed, 6 Persons (House) - 1 Unit
Plot 19

Total = 23 Units

About Flagship Homes

Flagship Homes is part of Flagship Group. We provide homes for sale and private rent - not just places to live, but places to love. We don't simply want to make a difference to our customers and their communities - we want to solve the housing crisis too. To help us, we build homes for sale, reinvesting any profit we make where it's needed most - we call it profit for purpose.

Contact

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